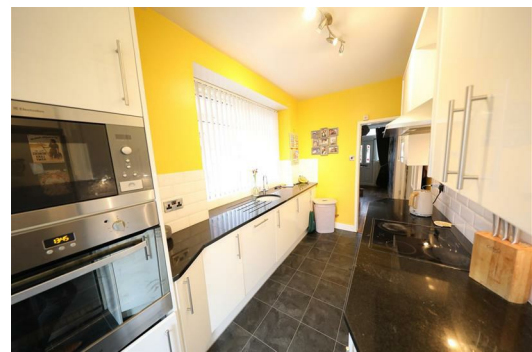




SYMONDS + GREENHAM

Estate and Letting Agents



206 New Village Road, Cottingham, Yorkshire HU16 4NL **Offers over £225,000**

THREE BEDROOM SEMI DETACHED HOME IN THE HIGHLY SOUGHT AFTER VILLAGE OF COTTINGHAM WITH OFF STREET PARKING AND A GENEROUS REAR GARDEN

This semi-detached home would be perfect for a family. The property is located in the beautiful and sought after village of Cottingham, home to well regarded schools and a host of local amenities including supermarkets, restaurants and cafes. This wonderful home is arranged over two floors with ample living space on offer and briefly comprises a lovely living room with open fire, spacious sitting/dining room, modern kitchen with a range of integrated appliances and a convenient downstairs WC to the ground floor and two double bedrooms, single third bedroom and family bathroom to the first floor. Externally this beautiful home does not disappoint with off street parking to the front for a number of vehicles and a generous west facing rear garden that is quite the sun trap.

DON'T MISS OUT ON THIS WONDERFUL HOME...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

PORCH

With door to the...

ENTRANCE HALL

With stairs to the first floor



LIVING ROOM

11'5" max x 11'5" max (3.5 max x 3.5 max)

With brick built open fireplace and bay window

DINING/SITTING ROOM

12'4" max x 10'11" max (3.76m max x 3.33m max)

A spacious extended dining room with electric fireplace and French doors to the rear garden



KITCHEN

15'3" max x 8'10" max (4.66m max x 2.7m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit with mixer tap, induction hob with overhead extractor fan, electric oven, space for fridge freezer, integrated microwave, integrated dishwasher, integrated washing machine and door to the rear garden

DOWNSTAIRS WC

With low-level WC, pedestal hand basin and tiles from floor to ceiling



FIRST FLOOR

LANDING

BEDROOM ONE

11'5" max x 11'6" max (3.5m max x 3.53m max)

An excellent sized double bedroom

BEDROOM TWO

12'5" max x 10'0" max (3.8m max x 3.05m max)

A second good-sized double bedroom with fitted wardrobes

BEDROOM THREE

8'11" max x 7'6" max (2.72m max x 2.3m max)

BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower attachment and mixer tap, heated towel rail and tiles to splash back areas

OUTSIDE

The front of the property is laid to brick paving giving off street parking for a number of vehicles with conifer hedges to the borders and a shared driveway with access to the garage which has power and lighting.

The west facing rear garden is quite the sun trap and the perfect space to relax or entertain guests during the summertime. It is mainly laid to lawn with areas of patio and decking and is enclosed by timber fencing.

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

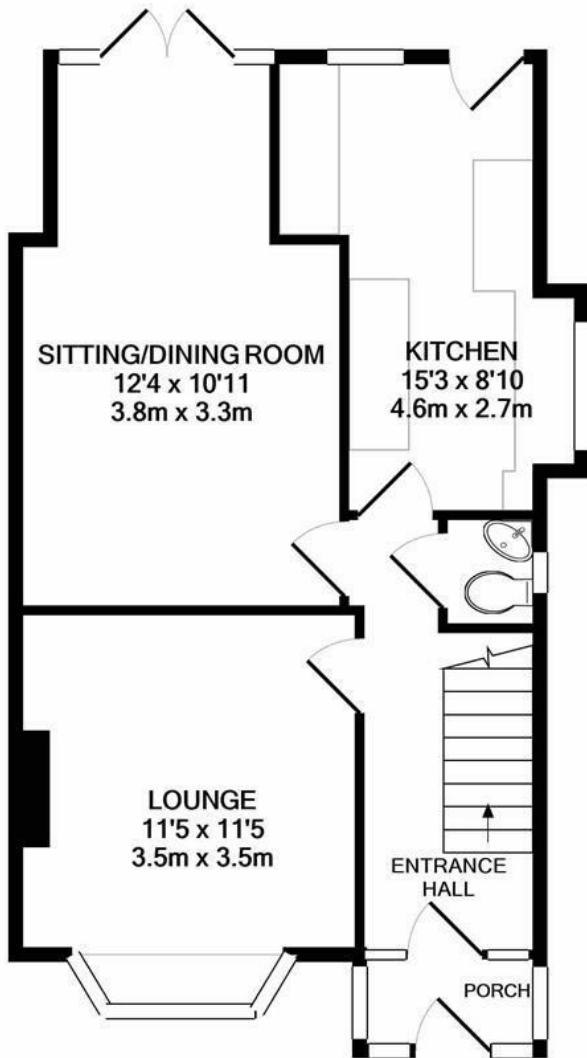
The property has the benefit of gas central heating (not tested).

VIEWINGS

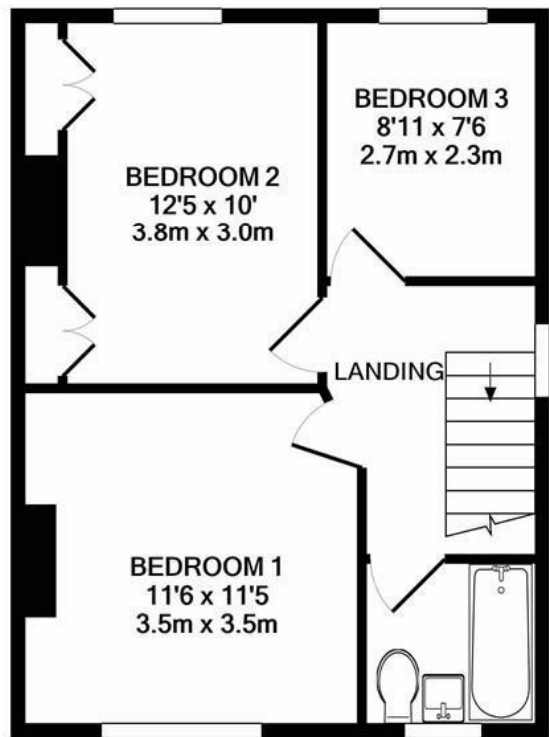
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
Current	Potential
	83
59	

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC